

2011 Property Tax Report

Grant County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Grant County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in Grant County

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	13,260	83.8%	398	2.5%
No Change	1,127	7.1%	282	1.8%
Lower Tax Bill	1,434	9.1%	15,141	95.7%
Average Change in Tax Bill	12.3%		-45.9%	
Detailed Change in Tax Bill				
20% or More	2,462	15.6%	229	1.4%
10% to 19%	7,160	45.3%	65	0.4%
1% to 9%	3,638	23.0%	104	0.7%
0%	1,127	7.1%	282	1.8%
-1% to -9%	465	2.9%	147	0.9%
-10% to -19%	188	1.2%	367	2.3%
-20% to -29%	105	0.7%	909	5.7%
-30% to -39%	88	0.6%	2,116	13.4%
-40% to -49%	56	0.4%	3,556	22.5%
-50% to -59%	53	0.3%	3,638	23.0%
-60% to -69%	52	0.3%	2,023	12.8%
-70% to -79%	56	0.4%	556	3.5%
-80% to -89%	46	0.3%	407	2.6%
-90% to -99%	35	0.2%	350	2.2%
-100%	290	1.8%	1,072	6.8%
Total	15,821	100.0%	15,821	100.0%

Note: Percentages may not total due to rounding.

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*LOSS OF STATE HOMESTEAD
CREDIT AND LOWER LOCAL
HOMESTEAD CREDITS RAISE
HOMEOWNER TAX BILLS*

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Homestead Property Taxes

Homestead property taxes increased 12.3% on average in Grant County in 2011. This was more than the state average of 4.4%. Grant County homestead taxes were still 45.9% lower in 2011 than they were in 2007, before the big tax reform. The larger-than-average homestead tax increase in 2011 was partly due to the phaseout of the state homestead credit in 2011. The state homestead credit was 4.4% in Grant County in 2010. In addition, Grant County's local homestead credit declined in 2011, due to a drop in the local income tax revenues that fund it. The local homestead credit is still substantial, however, so homeowner tax bills were still relatively low and very few qualified for tax cap credits.

Tax Rates

Property tax rates increased in most Grant County tax districts. The average tax rate increased by 2.9% because of a slight increase in the levy coupled with a decline in net assessed value. Levies in Grant County increased by 0.2%. The biggest levy increases were in the Marion Community Schools bus replacement fund and the county debt service fund. The biggest levy reductions were in the Marion Public Library lease rental payment fund and the Marion Community Schools and Eastbrook Community School Corporation debt service funds. Grant County's total net assessed value decreased 1.6% in 2011. (The certified net AV used to compute tax rates declined by 2.7%.) Homestead and other residential net assessments decreased by 3% and 6.2%, respectively. Agricultural net assessed value showed a small increase at 1.8%, while business net assessments decreased by 0.4%.

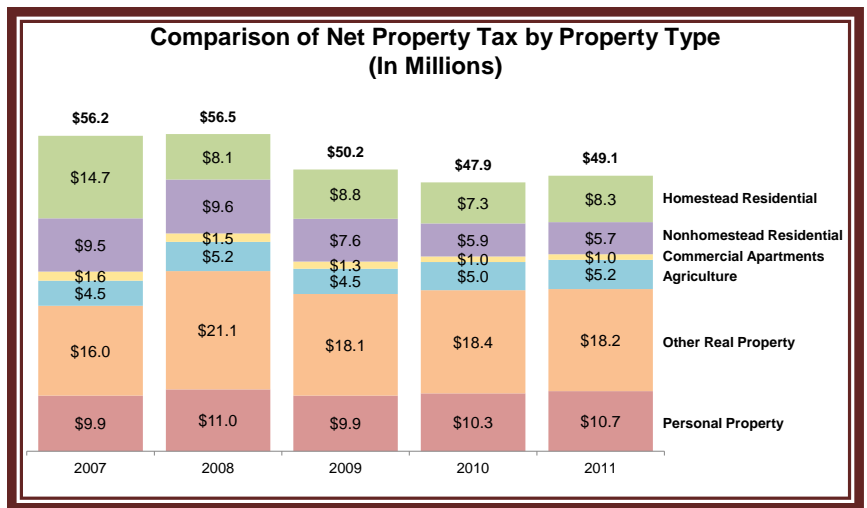
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*SMALL CHANGES IN TAX BILLS FOR
NONHOMESTEAD PROPERTY; A LARGER
INCREASE FOR AGRICULTURE*

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Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers rose 2.6% in Grant County in 2011, near the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills decrease by 2.9%. Tax bills for commercial apartments rose 0.9%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - increased by 0.7%. These small tax bill changes reflect the small tax rate changes in Grant County in 2011. However, agricultural tax bills rose 4.2%. This was mainly due to the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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*TAX CAP CREDITS INCREASED
SLIGHTLY IN 2011*

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Total tax cap credit losses in Grant County were \$2.3 million, or 3.8% of the levy. This was less than the state average loss rate of 9.2%, but at the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Grant County's tax rates were higher than the state median. The large local homestead credit helped hold down the average loss.

More than two-thirds of the total tax cap credits were in the 3% category; most of the rest were in the 2% nonhomestead/agricultural category. Grant County had several taxing districts with rates well above \$3, which made property in the 2% and 3% categories eligible for credits. The largest percentage losses were in the cities of Marion and Jonesboro, the town of Converse, and the Jonesboro Library. The largest dollar losses were in Marion City, the Marion Community School Corporation, and the county unit.

Grant County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$1,008	\$413,026	\$948,759	\$18,420	\$1,381,212	2.3%
2011 Tax Cap Credits	27,780	562,654	1,625,352	58,306	2,274,092	3.8%
Change	\$26,772	\$149,628	\$676,593	\$39,886	\$892,880	1.4%

Tax cap credits increased in Grant County in 2011 by \$892,880, or 65%. The additional credits

represent an added loss of 1.4% of the total tax levy. Most of the increase in tax cap credits was in the 3% tax cap category. This resulted from tax rate increases in taxing districts where rates were already above \$3 per \$100 assessed value.

The Effect of Recession

The 2009 recession affected Grant County assessments for pay-2011. Homestead, other residential and business property values, and construction activity appear to have fallen in Grant County in 2009. This increased tax rates even though levies were almost unchanged. Higher tax rates caused bigger tax cap losses. The added credit losses were greater than the levy increase, so Grant County local governments saw a drop in after-credit revenue in 2011. Lower incomes in 2009 resulted in lower local income tax distributions in 2011. This credit reduction contributed to a rise in homestead tax bills and a small increase in tax cap credit losses for Grant County governments.

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*2009 RECESSION CAUSED INCREASES IN
TAX CAP CREDIT LOSSES, LEADING TO A
DROP IN AFTER-CREDIT REVENUE IN 2011*

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$1,729,456,281	\$1,716,039,830	-0.8%	\$641,721,926	\$622,544,717	-3.0%
Other Residential	303,621,550	285,353,500	-6.0%	295,297,111	276,881,270	-6.2%
Ag Business/Land	299,295,010	304,546,750	1.8%	298,447,838	303,698,779	1.8%
Business Real/Personal	1,691,853,622	1,662,519,760	-1.7%	1,031,796,457	1,027,463,626	-0.4%
Total	\$4,024,226,463	\$3,968,459,840	-1.4%	\$2,267,263,332	\$2,230,588,392	-1.6%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Grant County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	2011	% Change			
						2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	76,396,816	76,658,964	53,256,451	53,717,950	53,817,619	0.3%	-30.5%	0.9%	0.2%
State Unit	53,845	55,568	0	0	0	3.2%	-100.0%		
Grant County	17,513,244	17,538,528	13,182,713	12,756,029	13,449,531	0.1%	-24.8%	-3.2%	5.4%
Center Township	254,338	262,792	366,634	290,180	294,932	3.3%	39.5%	-20.9%	1.6%
Fairmount Township	44,763	46,322	48,115	49,980	51,196	3.5%	3.9%	3.9%	2.4%
Franklin Township	109,731	109,281	115,826	120,250	119,694	-0.4%	6.0%	3.8%	-0.5%
Green Township	35,328	37,379	38,360	39,816	39,374	5.8%	2.6%	3.8%	-1.1%
Jefferson Township	65,750	68,349	69,499	71,918	73,280	4.0%	1.7%	3.5%	1.9%
Liberty Township	24,554	25,444	26,287	27,377	28,059	3.6%	3.3%	4.1%	2.5%
Mill Township	155,106	161,706	188,700	194,255	264,516	4.3%	16.7%	2.9%	36.2%
Monroe Township	19,713	20,519	21,315	22,059	22,615	4.1%	3.9%	3.5%	2.5%
Pleasant Township	46,414	48,463	47,382	49,102	50,858	4.4%	-2.2%	3.6%	3.6%
Richland Township	23,059	23,895	24,821	25,745	26,384	3.6%	3.9%	3.7%	2.5%
Sims Township	35,439	39,068	40,648	42,176	43,087	10.2%	4.0%	3.8%	2.2%
Van Buren Township	39,263	41,704	41,838	42,372	42,125	6.2%	0.3%	1.3%	-0.6%
Washington Township	72,567	76,040	78,935	81,852	83,898	4.8%	3.8%	3.7%	2.5%
Marion Civil City	15,178,157	15,626,167	14,619,096	14,251,620	13,985,633	3.0%	-6.4%	-2.5%	-1.9%
Gas City Civil City	1,103,318	1,113,624	1,124,018	1,161,919	1,135,692	0.9%	0.9%	3.4%	-2.3%
Fairmount Civil Town	535,409	554,648	574,679	596,346	611,884	3.6%	3.6%	3.8%	2.6%
Fowlerton Civil Town	22,319	23,141	23,619	24,982	25,635	3.7%	2.1%	5.8%	2.6%
Jonesboro Civil City	247,237	256,272	264,852	274,451	275,799	3.7%	3.3%	3.6%	0.5%
Matthews Civil Town	89,319	92,498	95,869	99,343	99,282	3.6%	3.6%	3.6%	-0.1%
Swayzee Civil Town	121,029	125,508	131,136	135,879	139,426	3.7%	4.5%	3.6%	2.6%
Sweetser Civil Town	81,421	84,146	85,385	90,792	106,033	3.3%	1.5%	6.3%	16.8%
Upland Civil Town	300,279	316,106	327,986	340,231	349,162	5.3%	3.8%	3.7%	2.6%
Van Buren Civil Town	177,692	185,976	205,444	233,224	199,659	4.7%	10.5%	13.5%	-14.4%
Converse Civil Town	46,141	46,482	45,397	51,098	52,995	0.7%	-2.3%	12.6%	3.7%
Eastbrook Community School Corp	4,607,123	4,453,696	2,569,951	3,126,581	2,975,126	-3.3%	-42.3%	21.7%	-4.8%
Madison-Grant United School Corp	3,163,824	3,364,500	1,686,834	1,883,531	1,866,174	6.3%	-49.9%	11.7%	-0.9%
Mississinewa Community School Corp	4,315,497	4,429,794	2,537,474	3,082,617	3,026,298	2.6%	-42.7%	21.5%	-1.8%
Marion Community School Corp	20,228,969	20,233,196	8,966,633	8,771,556	9,276,994	0.0%	-55.7%	-2.2%	5.8%
Oak Hill United School Corp	5,023,648	4,384,150	2,967,168	2,939,057	2,955,087	-12.7%	-32.3%	-0.9%	0.5%
Fairmount Public Library	52,526	54,414	56,444	58,633	60,010	3.6%	3.7%	3.9%	2.3%
Gas City-Mill Township Public Library	398,164	429,814	425,669	456,966	460,430	7.9%	-1.0%	7.4%	0.8%
Jonesboro Public Library	35,909	37,265	38,759	40,224	41,269	3.8%	4.0%	3.8%	2.6%
Marion Public Library	1,756,908	1,865,915	1,910,753	1,971,543	1,286,926	6.2%	2.4%	3.2%	-34.7%
Matthews Public Library	6,269	6,497	6,753	5,261	6,286	3.6%	3.9%	-22.1%	19.5%
Swayzee Public Library	43,046	44,603	46,348	48,051	49,222	3.6%	3.9%	3.7%	2.4%
Barton-Rees-Pogue Memorial Library	32,177	33,705	35,088	36,413	37,301	4.7%	4.1%	3.8%	2.4%
Van Buren Public Library	71,185	74,493	77,487	77,665	80,993	4.6%	4.0%	0.2%	4.3%
Converse Public Library	3,796	3,836	3,749	3,833	3,696	1.1%	-2.3%	2.2%	-3.6%
East Central Indiana Solid Waste Mgt Dist	130,127	134,288	138,787	143,023	121,058	3.2%	3.4%	3.1%	-15.4%
Gas City Redevelopment Comm	75,780	74,298	0	0	0	-2.0%	-100.0%		
Van Buren Town Redevelopment Comm	34,357	34,717	0	0	0	1.0%	-100.0%		
Converse Redevelopment Comm	1,515	0	0	0	0	-100.0%			
Marion City Redevelopment Comm	20,561	20,157	0	0	0	-2.0%	-100.0%		

Grant County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT	CEDIT	CEDIT	LOIT	LOIT	
				Homestead	Homestead	Residential	Homestead	Residential	
27001	Center Township	1.7498	1.5175%	--	--	--	--	38.5785%	1.0482
27002	Marion City-Center Township	3.3518	1.5175%	--	--	--	--	38.5785%	2.0079
27004	Fairmont Town	2.8016	1.5175%	--	--	--	--	38.5785%	1.6783
27006	Franklin Township-Marion Schools	1.6069	1.5175%	--	--	--	--	38.5785%	0.9626
27007	Franklin Township-Oak Hill Schools	2.0904	1.5175%	--	--	--	--	38.5785%	1.2522
27008	Marion City-Franklin Township	3.3360	1.5175%	--	--	--	--	38.5785%	1.9984
27009	Sweetser Town-Franklin Township	2.3881	1.5175%	--	--	--	--	38.5785%	1.4306
27010	Green Township	1.6462	1.5175%	--	--	--	--	38.5785%	0.9861
27011	Jefferson Township	1.6971	1.5175%	--	--	--	--	38.5785%	1.0166
27012	Matthews Town	2.6114	1.5175%	--	--	--	--	38.5785%	1.5643
27013	Upland Town	2.2622	1.5175%	--	--	--	--	38.5785%	1.3551
27015	Liberty Township	1.5965	1.5175%	--	--	--	--	38.5785%	0.9564
27016	Mill Township	2.5795	1.5175%	--	--	--	--	38.5785%	1.5452
27017	Marion City-Mill Township	3.8890	1.5175%	--	--	--	--	38.5785%	2.3297
27018	Gas City-Mill Township	3.2228	1.5175%	--	--	--	--	38.5785%	1.9306
27019	Jonesboro Town	3.5490	1.5175%	--	--	--	--	38.5785%	2.1260
27020	Monroe Township	1.6330	1.5175%	--	--	--	--	38.5785%	0.9782
27021	Pleasant Township-Marion Schools	1.5855	1.5175%	--	--	--	--	38.5785%	0.9498
27022	Pleasant Township-Oak Hill Schools	2.0690	1.5175%	--	--	--	--	38.5785%	1.2394
27023	Marion City-Pleasant Township	3.3221	1.5175%	--	--	--	--	38.5785%	1.9901
27024	Sweetser Town-Pleasant Township	2.3742	1.5175%	--	--	--	--	38.5785%	1.4222
27025	Richland Township	2.1141	1.5175%	--	--	--	--	38.5785%	1.2664
27026	Converse Town	4.0107	1.5175%	--	--	--	--	38.5785%	2.4026
27027	Sims Township	2.2050	1.5175%	--	--	--	--	38.5785%	1.3209
27028	Swayzee Town	2.8830	1.5175%	--	--	--	--	38.5785%	1.7270
27029	Van Buren Township	1.7770	1.5175%	--	--	--	--	38.5785%	1.0645
27030	Van Buren Town	2.3617	1.5175%	--	--	--	--	38.5785%	1.4148
27031	Washington Township-Eastbrook	1.6869	1.5175%	--	--	--	--	38.5785%	1.0105
27032	Washington Township-Marion Schools	1.6433	1.5175%	--	--	--	--	38.5785%	0.9844
27033	Marion City-Washington Township	3.3379	1.5175%	--	--	--	--	38.5785%	1.9995
27034	Fairmont Township	1.6916	1.5175%	--	--	--	--	38.5785%	1.0133
27035	Fowlerton Town	2.5543	1.5175%	--	--	--	--	38.5785%	1.5301
27036	Gas City-Jefferson Township	2.7078	1.5175%	--	--	--	--	38.5785%	1.6221
27037	Gas City-Monroe Township	2.7042	1.5175%	--	--	--	--	38.5785%	1.6199
27038	Gas City-Center Township	2.6856	1.5175%	--	--	--	--	38.5785%	1.6088
27040	Marion City-Monroe Township	3.3704	1.5175%	--	--	--	--	38.5785%	2.0190

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Grant County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	27,780	521,406	1,330,693	58,306	1,938,185	53,817,619	3.6%
<i>TIF Total</i>	0	41,249	294,659	0	335,908	6,765,795	5.0%
<i>County Total</i>	27,780	562,654	1,625,352	58,306	2,274,092	60,583,414	3.8%
Grant County	5,545	113,895	265,314	14,214	398,968	13,449,531	3.0%
Center Township	94	1,207	7,001	323	8,625	294,932	2.9%
Fairmount Township	0	8	0	47	54	51,196	0.1%
Franklin Township	0	984	3,021	61	4,066	119,694	3.4%
Green Township	0	0	0	2	2	39,374	0.0%
Jefferson Township	0	75	0	31	105	73,280	0.1%
Liberty Township	0	0	0	1	1	28,059	0.0%
Mill Township	29	6,851	2,195	597	9,672	264,516	3.7%
Monroe Township	0	7	89	17	112	22,615	0.5%
Pleasant Township	67	458	733	86	1,343	50,858	2.6%
Richland Township	4	504	75	16	599	26,384	2.3%
Sims Township	0	1,113	0	54	1,167	43,087	2.7%
Van Buren Township	0	0	0	7	8	42,125	0.0%
Washington Township	0	14	318	94	426	83,898	0.5%
Marion Civil City	12,481	156,109	580,979	11,637	761,205	13,985,633	5.4%
Gas City Civil City	233	11,862	20,698	2,092	34,885	1,135,692	3.1%
Fairmount Civil Town	0	479	0	1,360	1,839	611,884	0.3%
Fowlerton Civil Town	0	24	0	63	86	25,635	0.3%
Jonesboro Civil City	229	3,722	13,047	1,070	18,068	275,799	6.6%
Matthews Civil Town	0	94	0	106	200	99,282	0.2%
Swayzee Civil Town	0	84	0	367	451	139,426	0.3%
Sweetser Civil Town	0	2,263	0	235	2,497	106,033	2.4%
Upland Civil Town	0	2,038	0	574	2,613	349,162	0.7%
Van Buren Civil Town	0	4	0	60	65	199,659	0.0%
Converse Civil Town	169	1,595	3,041	84	4,890	52,995	9.2%
Eastbrook Community School Corp	0	3,753	4,899	2,041	10,692	2,975,126	0.4%
Madison-Grant United School Corp	0	381	0	1,385	1,767	1,866,174	0.1%
Mississinewa Community School Corp	642	68,563	49,464	6,658	125,328	3,026,298	4.1%
Marion Community School Corp	6,850	73,010	313,779	9,046	402,685	9,276,994	4.3%
Oak Hill United School Corp	128	47,265	2,304	3,458	53,156	2,955,087	1.8%
Fairmount Public Library	0	25	0	87	112	60,010	0.2%
Gas City-Mill Township Public Library	64	7,562	5,723	918	14,267	460,430	3.1%
Jonesboro Public Library	34	557	1,952	160	2,704	41,269	6.6%
Marion Public Library	1,148	14,365	53,460	1,071	70,044	1,286,926	5.4%
Matthews Public Library	0	6	0	7	13	6,286	0.2%
Swayzee Public Library	0	1,177	0	67	1,244	49,222	2.5%
Barton-Rees-Pogue Memorial Library	0	218	0	61	279	37,301	0.7%
Van Buren Public Library	0	1	0	17	18	80,993	0.0%
Converse Public Library	12	111	212	6	341	3,696	9.2%
East Central Indiana Solid Waste Mgt Dist	50	1,025	2,388	128	3,591	121,058	3.0%
Gas City Redevelopment Comm	0	0	0	0	0	0	
Van Buren Town Redevelopment Comm	0	0	0	0	0	0	
Converse Redevelopment Comm	0	0	0	0	0	0	
Marion City Redevelopment Comm	0	0	0	0	0	0	
TIF - Center Township	0	0	0	0	0	0	
TIF - Marion/Center	0	37,636	56,858	0	94,493	1,466,718	6.4%
TIF - Marion/Franklin	0	1,310	175,343	0	176,654	2,288,354	7.7%
TIF - Gas City Corp	0	1,969	6,876	0	8,845	1,388,185	0.6%
TIF - Marion/Pleasant	0	0	22,395	0	22,395	356,946	6.3%
TIF - Van Buren Corp	0	0	0	0	0	388,395	0.0%
TIF - Marion/Washington	0	0	44	0	44	514	8.6%
TIF - Gas City / Jefferson	0	205	0	0	205	123,059	0.2%
TIF - Gas City / Monroe	0	41	0	0	41	377,627	0.0%
TIF - Marion / Monroe	0	88	33,142	0	33,230	375,999	8.8%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.